

1 **MINUTES OF THE COTTONWOOD HEIGHTS CITY**
2 **PLANNING COMMISSION MEETING**

3
4 **Wednesday, July 16, 2008**

5 **7:00 p.m.**

6 **Cottonwood Heights City Council Room**
7 **1265 East Fort Union Boulevard, Suite 300**
8 **Cottonwood Heights, Utah**
9

10 ***ATTENDANCE***

11
12 **Planning Commission Members:**

13
14 Gordon Nicholl, Chairman
15 Geoff Armstrong
16 J. Thomas Bowen
17 Brad Jorgenson, Alternate
18 Amy Rosevear
19

City Staff:

Michael Black, Planning Director
Morgan Brim, Planning Technician
Shane Topham, City Attorney
Neal Stowe, ARC Representative
Bob Good, Board of Adjustment Member

20 **BUSINESS MEETING**
21

22 **1. WELCOME/ACKNOWLEDGEMENTS.**
23

24 Chairman Gordon Nicholl called the meeting to order at 7:00 p.m. Procedural issues were
25 reviewed.
26

27 **2. CITIZEN COMMENTS.**
28

29 There were no citizen comments.
30

31 **3. PUBLIC HEARINGS:**
32

33 **3.1 The Public Hearing for the Sky Meadows Subdivision located at 3720 East Golden**
34 **Oaks Drive has been cancelled at the applicant's request.**
35

36 The above item was withdrawn from the agenda at the request of the applicant. Chair Nicholl
37 guaranteed those present that no action will be taken until a public hearing is held. Property
38 owners within 1,000 feet of the property will be noticed. Planning Director, Michael Black,
39 stated that sending notice to property owners within 1,000 feet of the property is standard and is
40 actually three times what is required.
41

42 Commissioner Bowen realized there was some erroneous information being distributed about the
43 intentions of the Planning Commission tonight. Board of Adjustment Member, Bob Good, stated
44 that a lot of people in the City don't understand the details of the rules and regulations regarding
45 these types of projects. A number of people were concerned that the Sky Meadows matter would
46 be discussed tonight even though it was removed from the agenda. Mr. Good stated that he had

1 tried to inform as many people as possible as to what the rules and regulations are and the fact
2 that tonight there would not be a discussion of the issue.

3
4 Chair Nicholl urged concerned citizens to not listen to the rumor mill and contact the City
5 directly. Planning staff was more than willing to discuss the issues with anyone who is
6 interested. He stressed that the Commission would not do anything that would circumvent the
7 standard procedures.

8
9 (19:18:02) Mr. Black stated that staff visited with key people on the bench and spent hours with
10 them discussing the process. Unfortunately, staff was not able to attend meetings they have held
11 because of other scheduling conflicts. Mr. Black stated that he had made himself available to
12 anybody who wants to meet and would continue to do so.

13
14 **4. ACTION ITEMS.**

15 **4.1 The Planning Commission will take action on a request by Steven Hopkins for an**
16 **amendment to the Old Mill Parking Structure located at 6322 South 300 East.**
17

18 (19:03:28) Mr. Black presented the staff report and displayed some architectural renderings. The
19 applicant was asking for an amended conditional use request. The conditional use was for an
20 office building and parking structure that was approved in 2006. The parking structure was
21 before the Commission to be amended so that a roof can be added. The roof was described as a
22 solid surface concrete that is somewhat flat. Consideration was taken for landscaping, physical
23 fitness amenities, and an outside eating area for a new restaurant that was approved in the master
24 plan as part of the original conditional use. The Planning Commission looks at amended
25 conditional uses and has the right to make conditions to mitigate any potential detrimental effects
26 as a result of the new portion of the conditional use. The rest of the conditional use would be
27 entitled already and would not be part of the application. Staff looked at the request in a number
28 of different ways such as aesthetics and drainage.

29
30 Chair Nicholl pointed out that the issue was already reviewed by the Architectural Review
31 Committee and Chair Neal Stowe was present tonight. Peter Brunjes of VCBO Architects was
32 present on behalf of the applicants. He gave his office address as 524 South 600 East in Salt
33 Lake City. The latest rendering of the roof was displayed, which looked very similar to what the
34 original top level of the parking structure originally looked like. The intent was to bring the
35 amenities that used to be on the top level to what is now considered the roof. Approval of the
36 architecture of the restaurant was recently obtained from the Architectural Review Committee.
37 The desire was to provide an outdoor patio on the roof that would be buffered from the large
38 roof. A running track was proposed around the edge of the roof for the use of tenants. The
39 owner wanted to install a large number of solar panels on the roof in response to the need for
40 better energy efficiency on buildings. Mr. Brunjes stated that the stairs on both corners had been
41 brought up to the roof for access and maintenance.

42
43 (19:10:12) Mr. Black reported that staff recommended approval of the request.

44
45 Chair Nicholl opened the meeting to public comment.
46

1 Bob Good was curious as to whether or not there would be escalators or elevators going up to the
2 roof. The applicant stated that there would not. Mr. Black explained that all of the ADA parking
3 for the buildings is outside the parking structure. He confirmed that the proposal complies with
4 ADA requirements.

5
6 Commissioner Rosevear asked what material the track would be constructed of. Mr. Black
7 stated that staff did not look at year round access. He stated that it would be made of a green
8 spongy material that will be pleasant to run on.

9
10 (19:12:10) *Commissioner Bowen moved to approve the application as presented.*
11 *Commissioner Jorgenson seconded the motion.*

12
13 Commissioner Rosevear asked Commissioner Bowen to add a condition that the planter boxes
14 for the trees and plants be consistent with the original conditional use permit approval.
15 Commissioner Bowen responded that he was comfortable with the motion as stated.

16
17 Chair Nicholl wanted to make it clear that the proposed addition is for pedestrian traffic and not
18 for parking.

19
20 Commissioner Armstrong asked if there would be tables on the roof relative to the restaurant.
21 Mr. Black confirmed that there would be. Commissioner Armstrong noticed that there was a
22 large area of open space proposed and asked what it would be used for. Mr. Black responded
23 that solar panels were proposed that would take up most of the open area. All of the tables
24 would be focused near the restaurant. The other use of the roof would be to provide solar power
25 and as a running track. There were no other amenities proposed on the roof.

26
27 *Vote on motion: Gordon Nicholl-Aye, Geoff Armstrong-Aye, J. Thomas Bowen-Aye, Brad*
28 *Jorgenson-Aye, Amy Rosevear-Aye. The motion passed unanimously.*

29
30 **5. DISCUSSION ITEMS – There are no discussion items scheduled for the July 16,**
31 **2008 Meeting.**

32
33 (19:14:50) Commissioner Bowen noticed that the attendance sheet being passed around showed
34 the date as July 2, 2008. Mr. Black agreed to correct the date.

35
36 (19:18:30) Chair Nicholl stated that a few weeks ago the Planning Commission met with the
37 Architectural Review Committee and they agreed that when there is an issue that is to be
38 discussed that concerns the other body, a representative will be present as was done tonight.
39 Similarly, a Planning Commission representative will be present at an Architectural Review
40 Committee Meeting when a Planning Commission matter is discussed. In addition, it would
41 behoove the Planning Commission to have the Member who resides closest to any project or
42 item to be dealt with by the Architectural Review Commission to attend that meeting. If they
43 cannot attend, they should inform the Chair who will assign another member to attend. Any
44 information obtained should be reported back to the Commission. He asked that the matter be
45 put on the next agenda.

1 (19:21:18) Commissioner Bowen asked how changes to the minutes should be handled.
2 Mr. Black suggested they be sent to Morgan Brim.

3
4 **6. PLANNING DIRECTOR'S REPORT.**

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6 There was no Planning Director's Report.

7
8 **7. ADJOURNMENT.**

9
10 *Commissioner Bowen moved to adjourn. Commissioner Rosevear seconded the motion. Vote*
11 *on motion: Gordon Nicholl-Aye, Geoff Armstrong-Aye, J. Thomas Bowen-Aye, Brad*
12 *Jorgenson-Aye, Amy Rosevear-Aye. The motion passed unanimously.*

13
14 The Planning Commission Meeting adjourned at 7:22 p.m.

1 *I hereby certify that the foregoing represents a true, accurate and complete record of the*
2 *Cottonwood Heights City Planning Commission meeting held Wednesday, July 16, 2008.*
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8

9 Teri Forbes
10 T Forbes Group
11 Minutes Secretary
12
13

14 Minutes approved: